

Town of New Boston
Zoning Board of Adjustment

Meeting Minutes
09/17/13

Approved 11/19/13

Members present: Robert Todd, Phil Consolini, Greg Mattison and Laura Todd, clerk.

Phil Consolini made a motion to have Robert Todd act as Chairman Pro-tem, 2nd by Greg Mattison and approved by unanimous vote.

2013-6 – BDRD Properties, LLC for a “Special Exception”, regarding Article II, Section 204, to allow the use of a Contractor’s Yard on Hemlock Drive, Map/Lot 3/52-25, commercial district.

Robert Todd opened the meeting at 7:05, he reviewed the application and Special Exception requirements.

Applicant Sean Campbell is to purchase the property from owner Chris Bolton, Mr. Campbell offered the Purchase and Sale agreement as proof of authorization from Mr. Bolton. The board accepted.

Robert Todd offered the applicant the option to be reheard at another date due to the fact that there were only 3 members and 1 alternate on the board. The applicant decided to be heard tonight. Robert also advised the applicant that if approved there is a 30 day period the application could be challenged.

Lisa Campbell spoke to the application explaining she and her husband Sean Campbell are to purchase this lot and build a facility to house their service vehicles (Underground Utility Testing). They also plan to lease part of the building to a landscaper. There is already a driveway in place. The Planning Board has required them to install a sign “Truck Entering”. The estimated activity would be 4 trucks out at 7AM and 4 trucks back at the end of the work day. There would be no customers on a regular basis. There would be 4 employees for their business and 4 employees for the landscaper. All use would be inside.

It was noted that this application has already received Planning Board site plan approval, conditioned with ZBA approval, and Conservation Commission approval.

Robert Todd noted that this was a former gravel pit.

Tina Beaudreu came into the meeting, saying she was an abutter that lived at 13B Hemlock Drive and had not been notified by either the Zoning Board or the Planning Board. A notice from the ZBA had been sent to Charles Noe at 13 Hemlock Drive, this was the information provided by the applicant.

Robert Todd explained that this was an issue that could complicate this application. He asked the applicants if they wished to move forward with the application or to reschedule, so Ms. Beaudreu could be notified. They asked to continue the hearing. Robert Todd, then asked Ms. Beaudreu if she was opposed to this application. She responded that she didn’t know what was proposed and asked to have

it explained to her. Sean and Lisa Campbell reviewed the application and site plan with the abutter and she stated she was satisfied and had no objections, other than wanting the buffer to remain.

Greg Mattison asked about the buffer and Ms. Campbell said they could not remove the buffer because of setbacks.

Robert Todd had concerns regarding storm water runoff prevention. There were swales in place.

Robert Todd reviewed the 3 criteria for a Special Exception.

Greg Mattison moved to grant the Special Exception, 2nd by Phil Consolini. Passed.

Respectfully Submitted,

Laura Todd, Clerk
09/19/13
Approved 11/19/13